

Case Officer: Michael Sackey

Recommendation: Approval

Applicant: Mr Keir Price

Proposal: Discharge of Condition 19 (Water efficiency calculation) of 20/02083/OUT

Expiry Date: 20 April 2023

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site is part of an agricultural field located to the west of Deddington to the north of the Hempton Road. The site is relatively flat, but the land beyond the northern boundary of the site falls away into a wide valley. To the east of the site is Wimborn Close which consists of a mix of relatively modern two storey properties and has a landscaping belt adjacent to the site. Agricultural field boundaries exist to the west of the site beyond which lies further agricultural fields.
- 1.2. Deddington nursery, The Windmill Centre, recreation ground and sporting facilities exist to the south of the site beyond Hempton Road.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application seeks approval for the details required by the condition named in the description, which relates to the water efficiency calculation.

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:

Application: 20/02083/OUT Permitted 16 August 2022

Outline - Erection of 14 two-storey dwellings

Application: 22/02569/DISC Permitted 17 November 2022

Discharge of Conditions 6 (potential contaminative uses), 7 (comprehensive intrusive investigation), 8 (scheme of remediation) and 9 (verification report) of 20/02083/OUT

Application: 23/00457/NMA Permitted 20 March 2023

Amendment to Site Layout specifically relating to Plot 22 (proposed as non-material amendment to 22/02570/REM)

Application: 23/00499/DISC

Discharge of Condition 18 (Travel Information Pack) of 20/02083/OUT

4. RESPONSE TO PUBLICITY

Building Control - No comments

Thames Water - No objections

5. APPRAISAL

Condition 19 states: *“No dwelling shall be occupied until it has been constructed to ensure that it achieves a water efficiency limit of 110 litres person/day and shall continue to accord with such a limit thereafter.”*

The PDF documents titled “Part G Water Efficiency Calculation, Hempton Road – Phase 2 – HT A”, “Part G Water Efficiency Calculation, Hempton Road – Phase 2 – HT B”, “Part G Water Efficiency Calculation, Hempton Road – Phase 2 – HT C”, “Part G Water Efficiency Calculation, Hempton Road – Phase 2 – HT D”, “Part G Water Efficiency Calculation, Hempton Road – Phase 2 – HT E”, “Part G Water Efficiency Calculation, Hempton Road – Phase 2 – HT F”, “Part G Water Efficiency Calculation, Hempton Road – Phase 2 – HT S1”, “Part G Water Efficiency Calculation, Hempton Road – Phase 2 – HT S2”, “Part G Water Efficiency Calculation, Hempton Road – Phase 2 – HT S3” and “Part G Water Efficiency Calculation, Hempton Road – Phase 2 – HT S4” was submitted. Having regards to the comments of the Thames Water (Developer Services – Planner) and building Control officer, the submitted details are considered acceptable.

6. Conclusion

The Local Planning Authority considers that the details submitted pursuant to Conditions 19 of 20/02083/OUT is acceptable, and as such it is recommended that the said Condition is discharged.

7. RECOMMENDATION

That Planning Condition 19 of 20/02083/OUT be discharged based upon the following:

Condition 19

Documents titled “Part G Water Efficiency Calculation, Hempton Road – Phase 2 – HT A”, “Part G Water Efficiency Calculation, Hempton Road – Phase 2 – HT B”, “Part G Water Efficiency Calculation, Hempton Road – Phase 2 – HT C”, “Part G Water Efficiency Calculation, Hempton Road – Phase 2 – HT D”, “Part G Water Efficiency Calculation, Hempton Road – Phase 2 – HT E”, “Part G Water Efficiency Calculation, Hempton Road – Phase 2 – HT F”, “Part G Water Efficiency Calculation, Hempton Road – Phase 2 – HT S1”, “Part G Water Efficiency Calculation, Hempton Road – Phase 2 – HT S2”, “Part G Water Efficiency Calculation, Hempton Road – Phase 2 – HT S3” and “Part G Water Efficiency Calculation, Hempton Road – Phase 2 – HT S4”.

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DATE: 20 April 2023

Checked By: Nathanael Stock

DATE: 20.04.2023
